

Village of Barrington
Architectural Review Commission
Minutes Summary

Date: February 10, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: John Julian III, Chairperson, Architectural Review Commission
Joseph Coath, Vice Chairperson, Architectural Review Commission
John Patsey, Architectural Review Commission
Stephen Petersen, Architectural Review Commission

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Chair Julian called the meeting to order at 7:17 p.m. The Roll Call noted the following: John Julian III, present; Joseph Coath, present; Shea Lubecke, absent; Stephen Petersen, present; Karen Plummer, absent; John Patsey, present. There being a quorum, the meeting proceeded.

Old Business

ARC 03-25 Salem United Methodist Church, 115 W. Lincoln Ave. (Final Public Meeting – Historic)
Petitioners: Al Willer, trustee, Guy Gehlhausen and Rick Gilmore, architects

Mr. Willer presented revised drawings of the building with the following revisions:

1. The lannon stone veneer would be replaced with face brick.
2. The large feature window has been simplified with fewer panes; however, it will still be built with wood.
3. The four stained glass windows, relocated to the new east wall, will have double brick rowlock
4. The large window in the entryway has been simplified. The half round head has been changed to a flatter arch and the height of the entryway has been reduced. The proposed window has been eliminated. The cut stone will remain, but will be smaller to match the other windows.
5. The proposed canopy has been lowered and the arches flattened. The arches are triple brick rowlock, changed to cut stone. The cut stone caps on the canopy pilasters would remain.
6. The brick rowlock bands have been added for decoration to the elevator tower.
7. The cut stone caps on the parapets and eaves have been replaced with prefinished brake metal flashings that are similar to the various sloping cut stone caps on the existing building. The color will match the stone.
8. All other features requested by the Architectural Review Commission will remain.

Mr. Julian asked what type of roofing material would be used.

Mr. Gehlhausen replied the material would be asphalt shingles.

Mr. Julian asked how much of the existing stone would be covered by the projecting façade.

Mr. Gehlhausen described the area in question using the proposed plan as reference.

Mr. Julian asked if the proposed face brick would match the existing building.

Mr. Gehlhausen replied it would be similar.

Mr. Coath asked whether the proposed face brick was intended to match the existing school building masonry.

Mr. Gehlhausen replied no.

Mr. Julian asked if the two drawings provided were separate options.

Mr. Willer responded that the canopy proposal is being requested if the funds are available to cover the expenses. If the funds do not become available, then the building will not include the canopy.

Mr. O'Brien confirmed that the original proposal included the canopy. The Plan Commission and the Architectural Review Commission already approved the site plan with the canopy.

Mr. Coath asked staff if the Architectural Review Commission will need to approve both plans.

Mr. O'Brien replied no, the intent of the two drawings is to allow the petitioners to build the canopy if the funds are obtained. If the petitioner cannot acquire the funds before the building permit expires, then the petitioner will need to apply for a new permit to install the canopy, provided the petitioner does not deviate from the approved plan.

Mr. Julian asked for public comment, there was none.

Motion by Mr. Petersen to recommend approving ARC 03-25. Mr. Patsey seconded the motion.

Roll Call Vote:

Petersen –yes

Patsey – yes

Coath – yes

Julian – yes

Motion carried

ARC 04-29 Shoults Residence, 609 Grove Avenue (Continue Public Hearing – Historic)

Petitioner: Lori Shoults, owner

Continued to March 10th

New Business

ARC 05-02 120 Northwest Highway Partners, 120 South Northwest Highway (Public Meeting – Non Historic)

Petitioner: Ted Tzegiannakis, representative

Continued to February 24th

ARC 05-03 Pickwick on the Lake, Northeast corner of Hillside Avenue and Bristol Drive (Public Meeting – Non-Historic)

Petitioner: Ronald Flubacker, project architect

The petitioner gave a brief history of the location and advised that the rental units are being converted to condominiums. The petitioner is requesting to allow Baker's Lake, LLC an option to build twenty-eight (28) sunroom additions. Although the petitioner's request is for twenty-eight sunrooms, not all of the sunrooms will be built at this time, but would allow the owner the opportunity to build them in the future. The sunrooms are an option to the condominium owners. The petitioner clarified that the proposed building material is not stucco, but stucco board. The windows on the main building are currently aluminum slider windows and would be replaced by Anderson polymer clad windows. The current sunrooms are enclosed by board-on-board fencing and are in need of repair.

Mr. Julian asked for the staff report.

Mr. O'Brien stated that Pickwick on the Lake was approved in the 1970's. The Planned Unit Development Ordinance contained a special provision that the location could not be built beyond the allowed 28,000 square feet of building footprint. The current building exceeds the requirement, which was due to an oversight at the time of construction. The petitioner's request is allowable under the maximum allowable space in an R-8 zoning district. The maximum allowable lot coverage is 40% and their request covers approximately 22%. Staff believes the proposal meets the standards in an R-8 zoning district and recommends approval of the proposed plan. Staff requests the Architectural Review Commission note staff's comment on the window materials proposed and if they are appropriate. There is also a request to install an entrance feature to identify the development. The proposal includes landscaping and signage which will be mounted on some decorative fencing.

Mr. Julian asked if the Architectural Review Commission should clarify any ambiguities.

Mr. O'Brien replied that the Architectural Review Commission could address any ambiguities they feel should be addressed.

Mr. Flubacker added that the proposed metal doors will match the existing doors.

Mr. Julian asked if any of the proposed modifications differed from the current building.

Mr. Flubacker responded no.

Mr. Coath asked if the proposed windows are vinyl windows.

Mr. Flubacker replied that the windows are a polymer clad window made by Anderson.

Mr. Julian asked the board if they were ready to consider a motion.

Motion by Mr. Petersen to recommend approving ARC 05-03. Mr. Patsey seconded the motion.

Roll Call Vote:

Petersen –yes

Patsey – yes

Coath – yes

Julian - yes

Motion carried.

ARC 05-04 – Motorwerks, 205-206 North Cook Street (Public Meeting – Non-Historic)

Petitioners: Robert Best and James E. Hub, agents for Motorwerks

Mr. Best, petitioner, provided a brief history of Motorwerks located within Barrington and a description of their request:

1. Additional lighting, specifically nineteen (19) lights to be installed to the east storage lot and eighteen (18) lights to the west parking lot. The height of the lamps would be approximately 15 feet. To prevent vandalism, some lights would be left on overnight; however, most would be turned off at 9:00 p.m.
2. A six (6) foot cedar fence to be installed on the east side of the east lot and also fencing to be installed on the west lot to screen the trash enclosure and mechanical equipment.
3. Installation of awnings on the north side of the building in lieu of the required irrigation system (color samples were provided).
4. Approval of a revised landscape plan.

Mr. Julian asked if the color of the building is white or off-white.

Mr. Hub responded that the color is off-white.

Mr. Petersen asked what is the purpose of the proposed canopies.

Mr. Hub responded that it was a compromise in lieu of the required landscaping and irrigation system.

Mr. O'Brien advised that in 1999, the Planning Commission approved the installation of an irrigation system. Due to water leaking into the foundation, the petitioners suggested installing canopies as a compromise.

Mr. Petersen commented that having canopies on the north side seemed inappropriate.

Mr. Julian asked if there was dirt below the windows for possible landscaping.

Mr. Hub responded no, there is asphalt.

Mr. O'Brien advised the Plan Commission did not approve canopies at the January 25, 2005 meeting.

Mr. Julian asked Mr. Hub his opinion of the proposed canopies.

Mr. Hub stated that the canopies were offered as a compromise. If the Architectural Review Commission does not like them, Motorwerks would be in agreement not to install them. Mr. Hub suggested reducing the amount of canopies.

Mr. Julian recommended discussing the lighting issue.

Mr. Hub provided the lighting plan. The lights would be approximately 15 feet high and allows for .1 foot-candles of light on residential property. Some lights would be left of overnight for security purposes; however, most of the lights would be turned off at 9:00 p.m.

Mr. Julian asked whether the board had any issues with the lighting

Mr. Coath expressed his concerns regarding reducing the height of the light structures as they do not match surrounding lights structures.

Mr. Best responded that the previous lighting proposal was struck down because the lighting was considered too high and the lights would affect residential homes.

Mr. Hub noted that the proposed lights are intended to provide security and to allow customers to view cars in the evening.

The board and petitioners discussed measurements of the foot-candles and lighting issues.

Mr. Julian asked what is the purpose of the proposed fencing on the east lot near the current landscaped area.

Mr. Best responded that the landscaping did not grow to the intended height and the fencing will add to coverage.

Mr. Julian asked for board comment for the landscaping on the islands.

Mr. Petersen asked what would be the height of the proposed landscaping on the islands.

Mr. Best displayed the landscape plan for the board's review.

Mr. Julian asked for board comment regarding the proposed awnings.

The board and the petitioners further discussed the proposed canopies.

Mr. Julian suggested installing canopies on the two clear windows, only which were located on the east end of the north wall.

The board then discussed the color of the awnings.

Motion by Mr. Petersen to recommend approval of ARC 05-04, reducing the number of awnings to two and to recommend # 4678, Marine Blue Sunbrella for the color of the awnings. Mr. Patsey seconded the motion.

Roll Call Vote:

Petersen –yes

Patsey – yes

Coath – yes

Julian - yes

Motion carried.

Planners Report:

Mr. O'Brien discussed tentative future cases and mentioned that the board of trustees requested staff and Mr. Thomason to produce guidelines for the Historic Preservation Overlay District Survey to be approved at the February 28, 2005 board meeting.

Adjournment

Mr. Petersen moved to adjourn the meeting. Mr. Patsey seconded the motion. Voice vote noted all ayes. The meeting was adjourned at 8:30 p.m.

Respectfully submitted,
Paula Emerson
Recording Secretary

John Julian III, Chairperson
Architectural Review Commission